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August 31, 2007

Hand Delivery

Ms. Victoria Valdez
Miami-Dade County Planning & Zoning
Public Hearings Section
111 NW First Street, 11th Floor
Miami, Florida 33128

Re: Roger and Dorothy Wolin– Zoning Hearing Application #07-172

Dear Ms. Valdez:

Enclosed please find a plan of lot division clearly indicating the proposed lot boundary in the above-styled application. The applicant continues to request a district boundary change to EU-S, or in the alternative, lot areas of 26,902 sq. ft. each for two lots where one acre each is required. In addition, please request this request for a non-use variance of setback requirements to permit a utility shed setback 7.72 feet (20' required) from the interior side (south) property line, as depicted on the attached survey.

Please give me a call if you have any questions.

Sincerely,

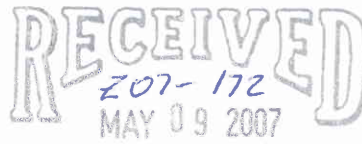

Jerry B. Proctor

JBP:id

cc: Melissa Wolin (w/ encl.)
Alexandra Deas, Esq. (w/o encl.)

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AUG 31 2007
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY W



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY W

Alexandra L. Deas, Esq.

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May 9, 2007

By Hand Delivery

Subrata Basu, Interim Director
Miami-Dade Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street, Suite 1210
Miami, FL 33128

**Re: 7677 Ponce de Leon Road, unincorporated Miami-Dade
County, Florida
Folio Number: 30-4131-009-0120**

Dear Mr. Basu:

This law firm represents the owners, S. Roger Wolin and Dorothy G. Wolin (the "Applicant"), of the property located at 7677 Ponce de Leon Road, unincorporated Miami-Dade County, Florida (the "Property"). Please accept the enclosed application for a rezoning of the Property or in the alternative a request for two non use variances for lot size.

The Property is currently zoned EU-1 (Single Family One Acre Estate) and designated Estate Density Residential under the Miami-Dade County Comprehensive Plan Future Land Use Map. The designation allows 1 to 2.5 units per acre. The purpose of the request before you is to request a rezoning of the Property from EU-1 to EU-S (Estate Use Suburban) to accommodate two lots on the Property. The request complies with the density established by the Comprehensive Plan.

The request is consistent with Miami-Dade County Comprehensive Plan and its Goals and Objectives. Objective 1 of the Land Use Element states the Goals and Objectives of the Comprehensive Plan:

The location and configuration of Miami-Dade County's urban growth through the year 2015 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

Specifically, Policy 1C states the following:

Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

In accordance with Policy 1C, the rezoning of the Property will provide infill development in an urbanized area and provide an opportunity to redevelop existing underdeveloped piece of land where all necessary urban services and facilities are in place and capable of accommodating additional demand in the area. The Property is located within a neighborhood that is well urbanized and capable of absorbing additional demand on its services and facilities. In sum, the Property is an ideal location for infill development.

If the request for a rezoning is not approved, we would like to make an alternative request for two non-use variances for lot area to accommodate two lots on the Property, as depicted in the attached survey. A variance would be appropriate in that the request would maintain the basic intent and purpose of the zoning regulations, which is to protect the general welfare of the public. Granting of the variance will not affect the stability and appearance of the community. The lots will still be large enough to maintain the stability and appearance of the surrounding neighborhood. Further, the variance will be compatible with the surrounding land uses and will not be detrimental to the community.

In addition, precedent exists for granting our alternative requests for non-use variances. On December 2, 2005, the Board of County Commissioners granted approval to the property owner directly adjacent to the Property to its north, 4820 S.W. 76th Street, for two non-use lot variances to permit a lot with .645 gross acres and a second lot with .793 gross acres where one acre was required for both in Resolution Z-22-05. The Resolution is attached to this letter for your reference.

Thank you for your consideration of our request and please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,


Alexandra L. Deas

cc: Jerry Proctor, Esquire

